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Gaithersburg, Maryland 20877
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**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
SEPTEMBER 20, 2006**

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice Chair Lenny Levy, Commissioners Matthew Hopkins, and Danny Winborne, City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, Planners Patricia Patula and Caroline Seiden, and Recording Secretary Myriam Gonzalez. Absent: Commissioner Lloyd Kaufman.

I. APPROVAL OF MINUTES

September 6, 2006, Planning Commission Meeting

Vice-Chair Levy moved, seconded by Commissioner Winborne, to APPROVE the Minutes of the September 6, 2006, Planning Commission Meeting, as submitted this evening.

Vote: 4-0

II. RECORD PLATS

R-1186 -- Watkins Mill Town Center – Plat 1
R-1187 -- Watkins Mill Town Center – Plat 2
R-1188 -- Watkins Mill Town Center – Plat 3
R-1189 -- Watkins Mill Town Center – Plat 4
R-1190 -- Watkins Mill Town Center – Plat 5
R-1191 -- Watkins Mill Town Center – Plat 6
R-1192 -- Watkins Mill Town Center – Plat 7
R-1193 -- Watkins Mill Town Center – Plat 8

Commissioner Hopkins moved, seconded by Commissioner Winborne, to APPROVE the Record Plat Agenda.

Vote: 4-0

III. SITE PLANS

AFP-06-035 -- 441 Lynette Street in Lakelands
Hancock Residence
92-Sq.Ft. Addition and 495-Sq.Ft. Deck over Garage
AMENDMENT TO FINAL PLAN REVIEW

Planner Patula located the property on an aerial photograph and introduced the applicant.

Property owner Alison Hancock presented the proposed elevations and photographs of the house, noting the request is for approval of a rooftop deck over the garage and a small addition off the kitchen for a laundry room.

There was no public testimony.

Ms. Patula stated the plan is in conformance with the Zoning Ordinance approval criteria.

Vice-Chair Levy moved, seconded by Commissioner Winborne, to grant AFP-06-035 - Lakelands 441 Lynette Street, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-172.

Vote: 4-0

AFP-06-037-- Sterigenics I-3 Zone
1 Metropolitan Court
Telecommunication Compound
AMENDMENT TO FINAL PLAN REVIEW

Planner Seiden located the site and noted this proposal seeks approval for a telecommunications compound of nine antennas on the roof of the existing building and associated equipment on the ground. Ms. Seiden indicated that this application requires Planning Commission approval because the cabinets are proposed on the ground, rather than on the roof.

Applicant representative Mike Budde, T-Mobil Northeast, LLC, presented the plan, an elevation of the existing building and equipment details, noting the proposal includes a 6'x20' concrete pad for the ground equipment consisting of 70"x51" cabinets. He indicated the compound would be on 380 square feet leased from the property owner and enclosed by an 8' chain-link fence with a gate. He added that the applicant seeks to improve its telecommunications coverage around the I-270 corridor. Mr. Budde and staff provided clarification for Commissioners Hopkins and Bauer about the location of the ground equipment and the inclusion of future cabinets in this application.

There was no testimony from the public.

Ms. Seiden noted the plan complies with the Zoning Ordinance approval criteria and recommended approval. City Attorney Borten provided clarification for Commissioner Hopkins about the applicant's compliance with § 24-143 and noted the application meets all the criteria for approval.

Commissioner Hopkins moved, seconded by Commissioner Winborne, to grant AFP-06-037- Sterigenics, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-172.

Vote: 5-0

IV. FROM STAFF

Community Planning Director Schwarz

Listed upcoming joint meetings with the City Council, in addition to the Commission's regular meetings in October.

Planning and Code Administration Director Ossont

Reported on the status of Text Amendment T-372 and announced that the Commission's training work session, tentatively scheduled in October, had been postponed.

V. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:50 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary